



Document 2021 4441

Book 2021 Page 4441 Type 03 001 Pages 1

Date 10/25/2021 Time 12:46:00PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$367.20

Rev Stamp# 557 DOV# 550

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$230,000

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103

Return to: Leah Knobloch 715 South 8<sup>th</sup> Ave, Winterset, IA 50273

Taxpayer Information: Leah Knobloch 715 South 8<sup>th</sup> Ave, Winterset, IA 50273

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Matthew Garlick and Ashley Garlick, a married couple**, do hereby Convey to **Leah Knobloch**, the following described real estate in **Madison County, Iowa**:

**The South 3 feet of the West Half (1/2) of Lot Fifteen (15) and the West Half (1/2) of Lot Sixteen (16) in Hutchings Addition to Winterset, Madison County, Iowa**

Subject to all covenants, restrictions and easements of record.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10-24-21

Matthew Garlick

Ashley Garlick

STATE OF Iowa COUNTY OF Polk

This record was acknowledged before me on 24 day of October, 2021 by **Matthew Garlick and Ashley Garlick, a married couple**.



Notary Public in and for said State